

should prepare and adopt local official maps pursuant to Section 62.23(6) of the Wisconsin Statutes, showing thereon lands needed for future public use as streets, highways, transit ways, parkways, drainageways, parks and playgrounds. The official map should be amended from time to time to incorporate the additional street and other public land requirements identified in detailed neighborhood unit development plans or rural area development plans, as those plans are prepared over time.

Land subdivision ordinances should be adopted by the County and local units of government as a basis for the review and approval of subdivision plats and certified survey maps. Any proposed departure from adopted land use plans should be carefully considered and approved only if such departures are found to be in the public interest. It should be noted that the existing Waukesha County subdivision control ordinance applies only to the statutory shorelands within the unincorporated area of the County. The plan recommends that the County strengthen its ability properly to review proposed land divisions throughout the County, building on the County land division approval authority provided by State law in the unincorporated territory of the County and the land division objection authority provided by State law in the incorporated territory of the County. The objection authority extends to any conflicts with park, parkway, major highway, airport, drainageways, schools, or other planned public developments. A uniform County-wide approach could be accomplished by enacting a comprehensive land division ordinance providing appropriate guidelines and standards for use by the County when exercising both its approval and its objection authorities. With such an ordinance in place, the County would be able to strengthen plan implementation efforts, particularly in those cases where the County and towns are not able to adjust existing zoning in accordance with the plan.

## HOUSING PLAN

While there has been substantial growth in the housing stock in the County over the past several decades, there is nevertheless a shortage of affordable housing. That shortage limits the opportunity of workers to live in the County, where continued economic growth is dependent in part upon the continued growth in the resident labor force; necessitates longer work trips for those unable to secure housing near their place of work; and results in physical and economic hardship for certain households. The housing element of the County development plan is intended to guide the County and local

units of government and the private sector in efforts to increase the supply of affordable housing.

### Affordable Housing Allocation Strategy

A key component of the housing plan element is an affordable housing allocation strategy which indicates the total number of affordable housing units that should be provided within the County during the period from 1990 to 2010 and recommends a geographic distribution of those housing units within the County. Underlying the affordable housing allocation strategy is the principle that areas which provide a full range of employment opportunities should provide a full range of housing opportunities. The proposed allocations should not be considered quotas; rather, they should be considered as targets indicating the scale of effort in the provision of affordable housing that is warranted by historical and anticipated future job growth. The allocation strategy is thus intended to serve as a guide for concerted efforts on the part of the public and private sectors to ensure the provision of affordable housing commensurate with job growth.

The allocation strategy recommends the provision of a total of about 11,300 affordable housing units within the County between 1990 and 2010. Of that overall goal, about 1,900 housing units, or 17 percent, relate to, and are intended to eliminate, existing substandard and overcrowded housing conditions in the County. The other 9,400 units, or 83 percent of the overall goal, relate directly to the expanding employment opportunities within the County. Specifically, about 6,500 units relate to an existing shortage of affordable housing for persons who already work in the County but cannot afford to live in the County and about 2,900 units relate to the additional housing need attendant to employment growth anticipated between 1990 and 2010.

The housing allocation strategy recommends the geographic distribution of the required affordable housing among nine planning analysis areas in the County, each consisting of a community or group of contiguous communities. Each such area was assigned a share of the overall affordable housing goal for the County in direct relation to the incidence of substandard and overcrowded housing conditions in the area, the area's current employment level, and anticipated future employment growth in the area. The allocation strategy also took into account past efforts in the provision of affordable housing in each area, reducing or increasing the recommended goal in accordance with previous efforts. Among the nine planning analysis

areas, the affordable housing goals ranged from about 160 housing units in the Dousman-Eagle area to about 2,880 housing units in the Waukesha-Pewaukee area.

#### Housing Plan Implementation

The housing allocation strategy accomplishes an important, but limited, function: it establishes affordable housing goals for the County and subareas of the County. The allocation by itself, however, does not result in the provision of any additional affordable housing. The provision of affordable housing in accordance with the housing allocation strategy will require concerted efforts on the part of private and nonprofit entities working in collaboration with local units of government and the County.

The provision of additional affordable housing as recommended in the allocation strategy will require some revision of local zoning ordinances. The plan recommends that each community in the County containing land within an existing or proposed public sanitary sewer service area review its residential zoning district regulations and revise those regulation as appropriate so as to provide for a full range of housing structure types, single-family, two-family, and multi-family, and to allow for minimum size dwellings on minimum-size lots in some areas. The plan further recommends that each such community should consider establishing planned unit development provisions in its zoning ordinance, since the design of sites involving smaller dwelling units and higher density may be significantly enhanced through planned unit development techniques.

The housing plan further recommends that existing public and quasi-public housing agencies, including Community Housing Initiative, Inc., the Waukesha County Lender Consortium, the Waukesha County Homebuyer Program, the Waukesha County Community Development Block Grant Board, the Waukesha County Housing Authority, the City of Waukesha Housing Authority, and the City of New Berlin Housing Authority, continue to pursue efforts to provide affordable housing in the County. Owing to a dramatic decrease in Federal funding of housing assistance programs during the 1980s, these local agencies have been called upon to assume a greater role in addressing housing problems. The housing plan recommends that these agencies continue to explore new and innovative ways to provide affordable housing, leveraging the maximum of private sector involvement possible in such efforts.

Over the past several years, the County Executive's Office has assumed a leading role in coordinating

housing programs within the County and sponsoring new housing initiatives. The housing plan recommends that the County Executive's Office continue that role in the immediate future, recognizing that the County Executive may wish to transfer that role to another county department at some time.

#### **TRANSPORTATION PLAN**

Development of Waukesha County in accordance with the recommended County land use plan through the year 2010 and beyond will require major improvements to the County transportation system. Chapter XII of this report presented an arterial street and highway system plan and a public transit system plan intended to serve the County through the year 2010. It also described additional functional improvements to the arterial street system and additional public transit services which may be expected to be required to serve the County under full development of the recommended County land use plan, conditions which, as already noted, are not likely to be achieved until after the year 2050.

#### Arterial Streets and Highways

The arterial street and highway system plan included in the County development plan is the system plan recommended for Waukesha County under the year 2010 regional transportation system plan, adopted by the Waukesha County Board of Supervisors in June 1995 and reaffirmed in the second-generation jurisdictional highway system plan for the County adopted by the County Board in July 1995. The proposed arterial street and highway system would adequately serve and support the pattern of urban land uses in the County envisioned under the year 2010 stage of the recommended County land use plan.

The recommended year 2010 arterial street and highway system plan for the County consists of 774 center line miles of arterial facilities (see Map 94 in Chapter XII). This represents an increase of 58 centerline miles over the arterial system as it existed in 1991 and includes 26 miles of new facilities proposed to be constructed and 32 miles of existing land-access and collector streets proposed to be converted to arterial facilities by the year 2010. About 134 miles of existing facilities included in the proposed 774-mile arterial street and highway system would be widened to provide additional travel lanes. Under the plan, then, the capacity of the arterial street system in the County would be expanded through widening or new construction by a total of 160 miles, nearly a 21 percent expansion